

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
LEGAL NOTICE OF PUBLIC HEARING  
BY THE PLANNING COMMISSION**

**PLACE OF MEETING:**

**Council Chambers, Civic Center  
505 S. Vulcan Avenue  
Encinitas, CA 92024**

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT/SECTION 504 REHABILITATION ACT OF 1973 AND TITLE VI, THIS AGENCY IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, ETHNIC ORIGIN, NATIONAL ORIGIN, SEX, RELIGION, VETERANS STATUS OR PHYSICAL OR MENTAL DISABILITY IN EMPLOYMENT OR THE PROVISION OF SERVICE. IF YOU REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (760) 633-2710 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

It is hereby given that a **Public Hearing will be held on Thursday, the 4<sup>th</sup> day of May, 2023, at 6 p.m.**, or as soon as possible thereafter, by the Encinitas Planning Commission to discuss the following hearing item of the City of Encinitas:

**PROJECT NAME:** Piraeus Point; **CASE NUMBERS:** MULTI-005158-2022; DR-005160-2022; SUB-005159-2022; SUB-005391-2022; and CDP-005161-2022; **FILING DATE:** February 3, 2022; **APPLICANT:** Lennar Homes of California, LLC; **LOCATION:** NE corner of Piraeus Street and Plato Place; (APNs) 254-144-01 & 216-110-35; **PROJECT DESCRIPTION:** Public hearing to consider a recommendation from the Planning Commission to the City Council on a Density Bonus Tentative Map, Design Review Permit, Coastal Development Permit, and a Street Vacation for the development of 149 (134 market-rate and 15 “very low” income affordable) residential townhomes built within 16 separate three-story residential buildings with private garage spaces and outdoor shared parking. **ZONING/OVERLAY:** The Project site is zoned RR2 (Rural Residential; 1.01-2.0 du/ac) with a Residential 30 Overlay (R30 OL) zone. The Project site is located within the Coastal Zone, Scenic Visual Corridor, Special Study Overlay, and Cultural/Natural Resources Overlay Zone; **ENVIRONMENTAL STATUS:** In accordance with the California Environmental Quality Act (CEQA), a 60-day public review and comment period was established from December 9, 2022 to February 6, 2023 for a Draft Environmental Impact Report (EIR) prepared for the proposed project, pursuant to CEQA Guidelines Section 15087. Responses to public comments on the Draft EIR have been prepared and will be included in the Final EIR, which will be available for viewing at the Encinitas Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA 92024 and at <https://www.encinitasca.gov/government/public-notice/development-services> prior to the hearing.

**STAFF CONTACT:** Nick Koutoufidis, Senior Planner: (760) 633-2724 or [nkoutoufidis@encinitasca.gov](mailto:nkoutoufidis@encinitasca.gov).

**The above item is located within the Coastal Zone and requires issuance of a regular Coastal Development Permit. The action of the City Council on an appeal may not be appealed to the California Coastal Commission.**

Under California Government Code Section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only the issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or before the time and date of the determination.

For further information, or to review the application prior to the hearing, please contact staff or contact the Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024 at (760) 633-2710 or by email at [planning@encinitasca.gov](mailto:planning@encinitasca.gov).

**VICINITY MAP**  
**APNs: 254-144-01& 216-110-35**

